

Send tax notice to:
DEBBIE B. TURPIN
157 RIVER CREST LANE
HELENA, AL 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016537T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Nine Thousand Four Hundred One and 00/100 (\$199,401.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ADAMS HOMES LLC, whose mailing address is: 3000 GULF BREEZE PARKWAY, GULF BREEZE, FL 32563 (hereinafter referred to as "Grantor") by DEBBIE B. TURPIN whose property address is: 157 RIVER CREST LANE, HELENA, AL, 35080 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2078, Old Cahaba Phase V, 6th Addition According to the Plat Thereof as Recorded in Map Book 37, Page 62 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 37, Page 62 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
4. Easement granted to Alabama Power Company recorded 06/29/2004, in Official Records Instrument 200406290000354650, of the Probate Records of Shelby County, Alabama.
5. Easement granted to Alabama Power Company recorded 06/29/2004, in Official Records Instrument 20040629000354920, of the Probate Records of Shelby County, Alabama.
6. Easement granted to Alabama Power Company recorded 06/29/2004, in Official Records Instrument 20040629000355410, of the Probate Records of Shelby County, Alabama.
7. Easement granted to Alabama Power Company recorded 09/10/2004, in Official Records Instrument 20040910000504110, of the Probate Records of Shelby County, Alabama.
8. Easement granted to Alabama Power Company recorded 09/10/2004, in Official Records Instrument 20040910000504120, of the Probate Records of Shelby County, Alabama.
9. Easement granted to Alabama Power Company recorded 09/10/2004, in Official Records Instrument 20040910000506080, of the Probate Records of Shelby County, Alabama.
10. Easement granted to Alabama Power Company by instrument recorded 10/31/2005, in Official Records Instrument 20051031000564130, of the Probate Records of Shelby County, Alabama.
11. Easement granted to Alabama Power Company by instrument recorded 02/01/2006, in Official Records Instrument 20060201000052670, of the Probate Records of Shelby County, Alabama.
12. Easement granted to Alabama Power Company by instrument recorded 02/01/2006, in Official Records Instrument 20060201000062660, of the Probate Records of Shelby County, Alabama.
13. Easement granted to Alabama Power Company by instrument recorded 04/14/2006, in Official Records Instrument 20060414000173930, of the Probate Records of Shelby County, Alabama.
14. Easement granted to Alabama Power Company by instrument recorded 08/29/2006, in Official Records Instrument 20060829000424580, of the Probate Records of Shelby County, Alabama.

15. Easement granted to Bessemer Water Service by instrument recorded 02/04/2008, in Official Records Instrument 20080204000043240, of the Probate Records of Shelby County, Alabama.
16. Resolution by instrument recorded 10/06/2009, in Official Records Instrument 20091006000378080, Official Records Instrument 20121213000476580 and Official Records Instrument 20131215000471840 of the Probate Records of Shelby County, Alabama.
17. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20050916000481600
18. Articles of Incorporation of American Land Development recorded in Instrument 2000-11800, Instrument 1998-1192 and Instrument 2000-10277, of the Probate Records of Shelby County, Alabama.
19. Reservations affecting rights in Oil, Gas, or any other minerals lying upon or beneath the lands pursuant to the instrument recorded in Book 15, Page 415, Book 61, Page 164, Real Volume 133, Page 277, Real Volume 321, Page 629, in the office of the Judge of Probate of Shelby County, Alabama.
20. Restrictions, covenants, conditions and easements, as contained in as shown on the plat recorded in Map Book 36, Page 105-A and Map Book 37, Page 53, Map Book 37, Page 62 and Map Book 37, Page 136, in the office of the Judge of Probate of Shelby County, Alabama.
21. Transmission Line Permits granted to Alabama Power Company as recorded in Deed Book 134, Page 85, Deed Book 131, Page 447, Deed Book 257, Page 213, Real Volume 46, Page 69, and Deed Book 230, Page 113, in the office of the Judge of Probate of Shelby County, Alabama.
22. Easement and/or right of way to Shelby County as recorded in Deed Book 155, Page 331, Deed Book 155, Page 425, Book 2, Page 16, and Book 156, Page 203, in the office of the Judge of Probate of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor ADAMS HOMES, LLC by DON ADAMS, its CHIEF FINANCIAL OFFICER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of September, 2016.

ADAMS HOMES, LLC

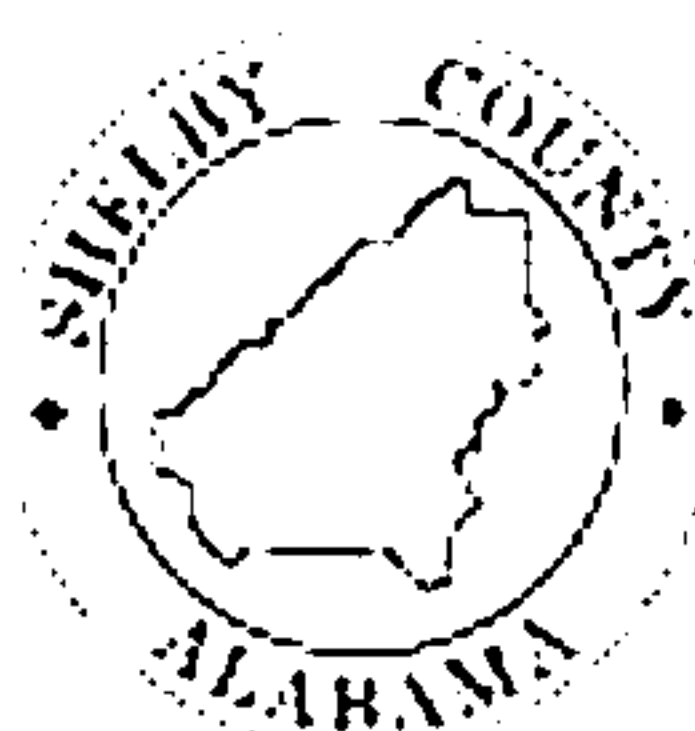
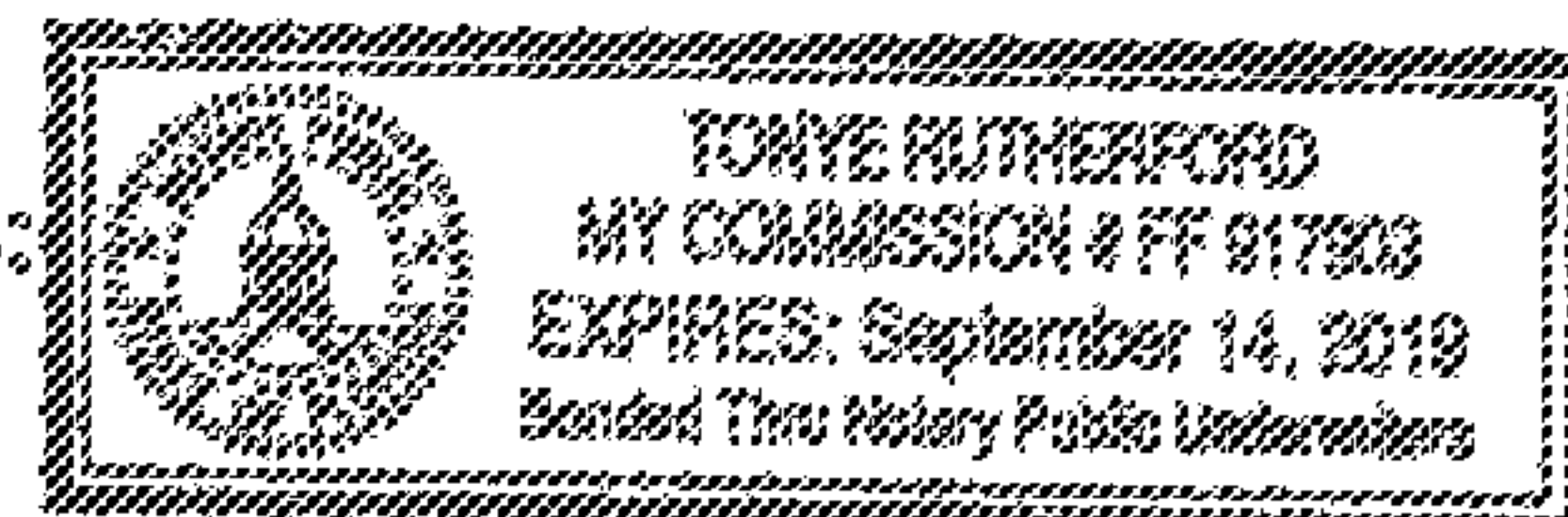
Don Adams
BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON ADAMS, whose name as CHIEF FINANCIAL OFFICER of ADAMS HOMES, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of September 2016.

Tonye Rutherford
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/27/2016 11:24:05 AM
\$220.50 CHERRY
20160927000353940

James W. Fuhrmeister